

MINUTES  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, April 4, 2011  
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt G. Lewis, P. Plante, B. Pociask,  
Members absent: M. Beal, B. Ryan  
Alternates present: F. Loxsom, K. Rawn,  
Alternates absent: V. Ward  
Staff Present: Gregory J. Padick, Director of Planning, Curt Hirsch, Zoning Agent

Chairman Favretti called the meeting to order at 7:27 p.m. Chairman Favretti appointed alternates Loxsom and Rawn to act in the absence of Beal and Ryan.

**Minutes:**

03-21-11- Plante MOVED, Hall seconded, to approve the 3/21/11 minutes as written. MOTION PASSED with Loxsom and Holt disqualified. Pociask noted he had listened to the recording of the meeting.

**Zoning Agent's Report:**

Hirsch related that his monthly activity report would be distributed in the next meeting packet. He also informed the Commission that he and chairman Favretti had approved a site modification request for Mansfield Supply on Storrs Road for a storage building addition and related site improvements.

**Old Business:**

**1. Application to Amend the Zoning Map, Rezone a 10.4 acre parcel from R-20 to PB-1, K. Tubridy o/a. File #1297 (M.A.D. 5/6/11)**

Holt disqualified herself.

Hall MOVED, Plante seconded, to approve the application of K. Tubridy (File #1297) to rezone approximately 10 acres of land, owned by the applicant, from Residence 20 to Planned Business-1, as shown on a map dated 12/2/10 and located on the northerly side N. Frontage Road, and as heard at a Public Hearing on March 21, 2011.

This zone change shall become effective as of May 1, 2011, or upon Planning Office receipt of a legal boundary description. Approval is granted for the following reasons:

1. The subject re-zoning is consistent with mapping and text specified goals, objectives, and recommendations contained in Mansfield's 2006 Plan of Conservation and Development. The subject site is classified as "Planned Business/Mixed Use" in Mansfield's Plan. The proposed re-zoning also is considered consistent with mapping and text recommendations contained in the 2010 Windham Region Land use Plan and the 2005-2010 Conservation and Development Policies Plan for Connecticut.
2. The subject site is proximate to existing commercial and multi-family housing uses and is within the service area of the Town of Windham's sewer and water systems. The site can physically support commercial and mixed use development. Adjacent land to the east is already zoned Planned Business-2 and this re-zoning essentially extends the existing zone.
3. The proposed re-zoning is considered to be consistent with approval considerations contained in Articles I and XIII of Mansfield's Zoning Regulations and Section 8-2 of the State Statutes.

4. Based on site and neighborhood characteristics, it is expected that any potential impacts from a Planned Business zone use can be appropriately addressed by existing Special Permit application review and approval processes. The Special Permit process requires specific approval of all uses and site work. Special Permit approvals require determinations that land use factors, including but not limited to: water supply, septic disposal, driveway access, drainage, traffic safety, building design, landscaping, buffering and neighborhood impacts, have been addressed suitably.

Pursuant to regulatory provisions, the applicant must file with the Planning Office a legal boundary description for this zone change to become effective.

MOTION PASSED with all in favor except Holt who disqualified herself.

**2. 4-Lot Subdivision Application, (3 New Lots) Wormwood Hill & Gurleyville Roads, S. Plimpton o/a, PZC File #1298**

Noting that the Inland Wetlands Agency had decided to hold a public hearing on the Plimpton subdivision, Pociask MOVED, Plante seconded, that the Planning and Zoning Commission schedule a public hearing for May 2<sup>nd</sup> for the Plimpton subdivision, File # 1298. MOTION PASSED UNANIMOUSLY.

Padick related that reports from the Director of Planning, Assistant Town Engineer, EHHD, Fire Marshal, Open Space Preservation Committee and Conservation Commission would be referenced into the public hearing record on May 2<sup>nd</sup>. In addition, abutter-notification will be needed before the hearing.

**3. 3-Lot Subdivision Application, (2 New Lots) 64 Puddin Lane, R. Hellstrom-applicant/Sterling Trust Company, owner, PZC File #1299**

Padick reported that the applicant had informed the Planning Office earlier today that abutter notice requirements had not been met but would be addressed within the next few days. It was agreed to postpone any consideration of the pending subdivision until the notice provisions had been met. Reports from the Director of Planning, Assistant Town Engineer and EHHD were received by the commission but not discussed. The application was tabled until the April 19<sup>th</sup> meeting.

**4. Request to review and revise Plan of Conservation and Development regarding Hunting Lodge Road area**

Favretti related that the subject request was received at the last meeting and that members desired more time to consider the proposal. Plante MOVED, Hall seconded, that the request be referred to the PZC's Regulatory Review Committee for its consideration and recommendation. Discussion followed. It was noted that in addition to considering the expressed neighborhood concerns, there are procedural issues that need to be reviewed. MOTION PASSED UNANIMOUSLY.

**5. Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**

Padick related that information regarding this pending request was mailed out to neighboring property owners last week. The item was tabled until the April 19<sup>th</sup> meeting.

**New Business:**

**1. Request to stop collecting bond escrow funds for Freedom Green Phase 4C**

Padick reported that the subject request was being reviewed by staff and that notice of the request had been provided to the Villages of Freedom Green Condominium Association. The item was tabled until the April 19<sup>th</sup> meeting.

**2. Regulatory Review Committee recommended revisions to the Zoning Regulations**

Favretti referenced a March 31<sup>st</sup> report from Director of Planning which included copies of draft regulations that had been reviewed and found ready for public hearing by the Regulatory Review Committee. He noted that explanatory notes still needed to be added, but that that these notes, which are not part of the proposed regulation revisions, can be incorporated before referrals are sent out. Hall MOVED, Holt seconded, that a public hearing be scheduled for May 16<sup>th</sup>, 2011 to hear comments on the attached 3/30/11 draft revisions to the Zoning Regulations. The draft regulations shall be specifically referred to the Town Attorney, WINCOG Regional Planning Commission, adjacent municipalities, Town Council, Zoning Board of Appeals, Conservation Commission, Eastern Highlands Health District, Open

Space Preservation Committee, Four Corners Water and Sewer Advisory Committee and Design Review Panel. MOTION PASSED UNANIMOUSLY.

**3. March Draft: UConn Water Supply Plan update**

3/31 and 3/23 reports from Director of Planning were received with excerpts from the draft Water Supply Plan. Padick related that a requested extension of the comment period had been authorized and that staff reviews of the draft plans would be available prior to the next PZC meeting. He noted that the goal is to have one set of town comments that would be approved before the current 4/26 deadline. This will require PZC action at its 4/19 meeting. He requested that any questions from PZC members be forwarded to him as soon as possible.

**4. Verbal Update from Director of Planning on Storrs Center Garage/Intermodal Center**

Padick updated the members on the pending downtown projects and planned mid-April submittal of the next zoning permit for the Town's Parking Garage/Intermodal center. He related that the Downtown Partnership Planning and Design Committee would be meeting on this project on Tuesday April 5<sup>th</sup> at 5 p.m. in the Partnership Office.

**Reports from Officers and Committees:**

Chairman Favretti noted a Regulatory Review Committee meeting is scheduled for 4/13/11 at 1:15 p.m. in Conference Room B.

**Communications:**

Communications listed on the agenda were noted. Members commented on the importance of the recent court case regarding the role of alternates.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:17 p.m.

Respectfully submitted,

Katherine Holt, Secretary